

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Email: timw@cityfort.com

Project Name: Birch Apartments
3001 Alhambra Street

Case #: 55-R-02

Date: 8/13/02

Comments :

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The architect is directed to route roof runoff into on site drainage system or into waterway so as to result in no additional adverse impact to adjacent property. This site has significant area of impervious coverage and storm water could be a problem for adjacent properties if attention is not applied to this issue.
3. The engineer must provide cross sectional views from road crown (City Street) to property line at a typical location along the frontage and one for each access proposed for typical construction. These sections are needed to confirm swaling of the access as required by City's standards.
4. Note that access design does not conform to City's standard details. Should access reconstruction or relocation be required the engineer of record shall certify a paving and drainage plan which provides sufficient existing and proposed elevations, along with applicable details for the access (drop curbing, concrete apron, etc.)
5. Engineer's selection of any access location or relocation shall consider whether relocation of lighting or power poles are necessary and appropriately coordinate with the Department well in advance or revise access so no conflict occurs if at all possible.

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6. The plans submitted for review contain two (2) A-1 and LS-1 sheets, with conflicting designs. Back out parking shall not be permitted for this use.
7. The engineer shall prepare a utilities (water, sewer, and appropriate details and specifications sheets) for additional review prior to final DRC approval.
8. Please provide a lighting design for review in accordance with Section 47-20.14 of ULDR.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Birch Apartments

Case #: 55-R-02

Date: 8-13-02

Comments:

- 1) Flow test required
- 2) Fire sprinkler system required at permit.
- 3) Civil plan required showing location of fire main, hydrant, DDC, and FDC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: John Abdo, Trustee/Birch Apartments

Case #: 55-R-02

Date: August 13, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: John Abdo, Trustee/Birch Apartments

Case #: 55-R-02

Date: 8/13/02

Comments:

1. Provide a list of the existing trees and palms on site, and their disposition (to remain, be relocated, or removed). Any trees that are good candidates for relocation should be relocated.
2. Continuous planting required on the street side of the fence, which is to include 1 tree (which may be standard or flowering) for every 20'.
3. Add "net lot area " tree requirement to Landscape Calculations.
4. Indicate any utilities that would affect proposed planting on the Landscape Plan.
5. Provide a more definitive street tree scheme for Birch Rd.
6. Correct the plant material labeling mistakes ("20 Mul", 20 Sod", etc.).
7. Final signoff plans to be sealed by the Landscape Architect.

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Division: Planning

Member: Jim Koeth
828-5276

Project Name: John Abdo, Trustee
Birch Apts.

Case #: 55-R-02

Date: August 13, 2002

Comments:

- 1) Project requires review by the Planning and Zoning Board and City Commission as site plan level IV. Verify with Zoning Rep. at the meeting.
- 2) Submittal package includes two site plans and a landscape plan that are inconsistent with one another. All sheets must be consistent. Need clarification of which site plan is being proposed.
- 3) Proposed uses are not permitted in the ABA Zoning District. Provide documentation from the BOA approving proposed uses at this location.
- 4) Clearly delineate and number parking spaces on the site plan.
- 5) Discuss provision for a traffic statement with the Engineering Rep. and applicant at the meeting.
- 6) Provide additional landscaping along perimeter of the site (including street trees). Discuss with Landscape Rep. and applicant at the meeting.
- 7) Provide text narrative indicating project's compliance (point by point) with the City's Beach Design Guidelines criteria prior to item being placed on a Planning and Zoning Board agenda.
- 8) Provide narrative per ULDR 47-12.5.B.1.c describing and justifying the yard modifications required for the portion of the site not complying with the ½ the height of the building setback requirement.
- 9) Discuss site's traffic circulation with the Engineering Rep. and applicant at the meeting. Discuss stacking, access control, provision for loading/unloading zone, et. al.
- 10) Applicant must provide documentation from Broward County for Hurricane Evacuation preparedness prior to item being place on the Planning and Zoning Board agenda.

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- 11) Verify that existing site is not encumbered for any other site or use.
- 12) Provide greater detail on elevations (i.e.: windows, window treatments, label all materials, label all colors, et. al).
- 13) Response to all comments must be provided within 60 calendar days or project may be subject to additional DRC review.
- 14) Strongly recommend presenting project to Central Beach Alliance and neighbors prior to public hearings for public input.
- 15) Provide dimensions for all setbacks on all sheets including floor plan and elevations. Indicate property lines and setbacks.
- 16) Provide narrative (point by point) outlining compliance with ULDR Sec. 47-12.7.
- 17) Provide narrative (point by point) outlining compliance with ULDR Sec., 47-25.3.A, neighborhood compatibility and criteria set forth in the Neighborhood Compatibility and Preservation section. .
- 18) Provide two oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
- 19) Provide heights and uses for all surrounding uses on area plan within site plan package.
- 20) Dimension all sidewalk areas on site plan. Min. 7 ft. sidewalks required in the Regional Activity Center.
- 21) Provide a statement from the Office of the Broward County Historical Commission describing the archaeological significance of the site, if any. Contact Broward County's archaeologist, Mr. Scott Lewis at 942-9283.

Additional comments may be forthcoming at the meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: John Abdo, Trustee/Birch Apartments **Case #:** 55-R-02

Date: 08/13/02

Comments:

1. Are the same entrance/exit used for the residential units & studio?
2. Are the driveway gates electronically controlled?
3. Can the property be accessed from both east & west directions?
4. Suggest robbery & intrusion alarm system for the studio.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: John Abdo, Trustee/Birch Apartments

Case #: 55-R-02

Date: August 13, 2002

Comments:

1. Fence/wall shall be setback three (3) feet from the property line pursuant to Section 47-19.5.B.2.
2. Provide a photometric lighting plan pursuant to Section 47-20.14 prior to final DRC review.
3. Development requires a Site Plan Level IV review.
4. The side and rear yard setbacks shall in no case be less than an amount equal to one half ($\frac{1}{2}$) the height of the building when greater than the minimum setback requirements.
5. Provide building height from grade as defined in Section 47-2.
6. Back-out parking is prohibited pursuant to Section 47-20.15.
7. Additional comments may be forth coming at DRC meeting.